



FREDERICK COUNTY PLANNING COMMISSION

October 8, 2014

TITLE: Woodridge V PUD

FILE NUMBER: S-829(AP-14112, APFO- 14113 & FRO-14114)

REQUEST: **Preliminary Subdivision Plan Approval**
The Applicant is requesting Preliminary Subdivision Plan approval for 150 single-family residential lots on an 81-acre site.

PROJECT INFORMATION:

ADDRESS/LOCATION: South side of Gas House Pike, 1,000 feet east of Dance Hall Road

TAX MAP/PARCEL: Tax Map 68 Parcel 36 & Part of Parcel 162

COMP. PLAN: Low Density Residential

ZONING: Planned Unit Development (PUD)

PLANNING REGION: New Market

WATER/SEWER: W-4, S-4

APPLICANT/REPRESENTATIVES:

APPLICANT: Oakdale Investments, LLC

OWNER: Oakdale Investments, LLC

ENGINEER: Harris, Smariga & Associates

ARCHITECT: N/A

ATTORNEY: Noel Manalo, Esq.

STAFF: Tim Goodfellow, Principal Planner II

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

EXHIBIT 1- Preliminary Subdivision Plan

EXHIBIT 2- Modification Request

STAFF REPORT

Development Request

The Applicant is requesting Preliminary Subdivision Plan approval for development of 150 single-family residential lots on an 81-acre site, located on Gas House Pike within the Linganore Community Growth Area. The property is part of the larger Linganore PUD.

The project is subject to the requirements of the Frederick County Code, specifically Chapter 1-16 Subdivision Rules and Regulations for the Preliminary Subdivision Plan review. The project shall also comply with Section 1-19-10.500.6, *Land Use, Mixture, and Design Requirements within the PUD District* and 1-19-10.500.9 *General Development Standards with the Planned Development Districts* within the Zoning Ordinance.

BACKGROUND

Development History

The subject property received Phase I PUD approval on July 11, 2013 through Ordinance No. 13-14-642, which rezoned 950 acres in various locations around the existing Linganore PUD community from Agricultural and Resource Conservation to PUD. The PUD rezoning established the maximum density in each Village; a cap of 150 units was approved for Woodridge. In conjunction with the 2013 Phase I PUD approval, a 25-year Development Rights and Responsibilities Agreement (DRRA) and an Adequate Public Facilities Ordinance Letter of Understanding (APFO LOU), which included the subject property, were executed between the Board of County Commissioners (BOCC) and Oakdale Investments. The DRRA and LOU describe in detail the multiple transportation and water/sewer infrastructure improvements needed for the project. The following Phase I conditions are tied to the Woodridge V Preliminary Plan submission, review, and approval.

R-12-01 Rezoning Condition No. 2:

Designate and convey to Frederick County/Board of Education, an area of land that contains a 15-acre, buildable site acceptable to Frederick County Public Schools, for an elementary school in one of the four (4) development areas (Westridge, Woodridge, Hamptons West, Hamptons East). An MOU between the Applicant and the Board of Education identifying the elementary school site and detailing the timing and conditions of conveyance shall be prepared, approved, and recorded prior to the Planning Commission's approval of any Phase II preliminary plan or site plan for any development area in the Westridge, Woodridge, Hamptons West, or Hamptons East of the PUD.

This condition has been met. A Memorandum of Understanding (MOU) was signed on August 27, 2014. The document will be recorded in the land records by the Frederick County Public Schools staff.

R-12-01 Rezoning Condition No. 3

Establish and construct natural surface trails on the subject properties with additions and connections to the existing Lake Linganore Community trail network, as identified by staff. Submit a construction timeline for these identified trails to the Frederick County Community Development Staff and the Lake Linganore Association in conjunction with Phase II preliminary plan(s) or site plan(s) submission for any development area.

This condition has been met. A trail network has been identified, and relevant portions included on the proposed Preliminary Plan.

Woodridge V Preliminary Plan

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R-12-01 Rezoning Condition No. 5

Concurrent with Phase II preliminary plan or site plan submission for each development area, provide details—location, size, type, construction timeline—of the active recreation facilities to be provided.

This condition has been met. Active recreation facilities have been shown and described on the proposed Preliminary Plan.

R-12-01 Rezoning Condition No. 7

Construct a roadway from the Woodridge section of the Project to connect to Gas House Pike. Construction of this improvement will begin prior to recordation of the first lot in Woodridge and shall be completed prior to the issuance of the first building permit in Woodridge.

This condition will be met with an amendment to note 25 on the Preliminary Plan and completion of the improvements as required.

R-12-01 Rezoning Condition No. 11

Designate and convey to Frederick County, an area of land that contains a 3—5 acre, buildable site that meets Frederick County Division of Fire and Rescue Service guidelines and standards, for a fire and rescue station in the Hamptons West or Woodridge Villages. Conveyance of such land shall occur in conjunction with the first Phase II preliminary plan or site plan approval for any development in the Hamptons West or Woodridge Villages.

An Outlot Plat has been submitted for the purpose of initiating the creation of a lot for the fire and rescue station. The approval of the proposed Preliminary Plan will be conditioned upon approval and recordation of necessary documents to create this lot and conveyance of the lot to the County. Therefore this condition will be met as the project moves forward to completion.

R-12-01 Rezoning Condition No. 12

Incorporate into the Open Space for the Woodridge Village, a sufficient area to preserve and buffer the constructed rock wall around the spring head that forms the stream system.

This condition has been met with the incorporation of the rock wall around the spring head into the HOA open space and water body buffer area.

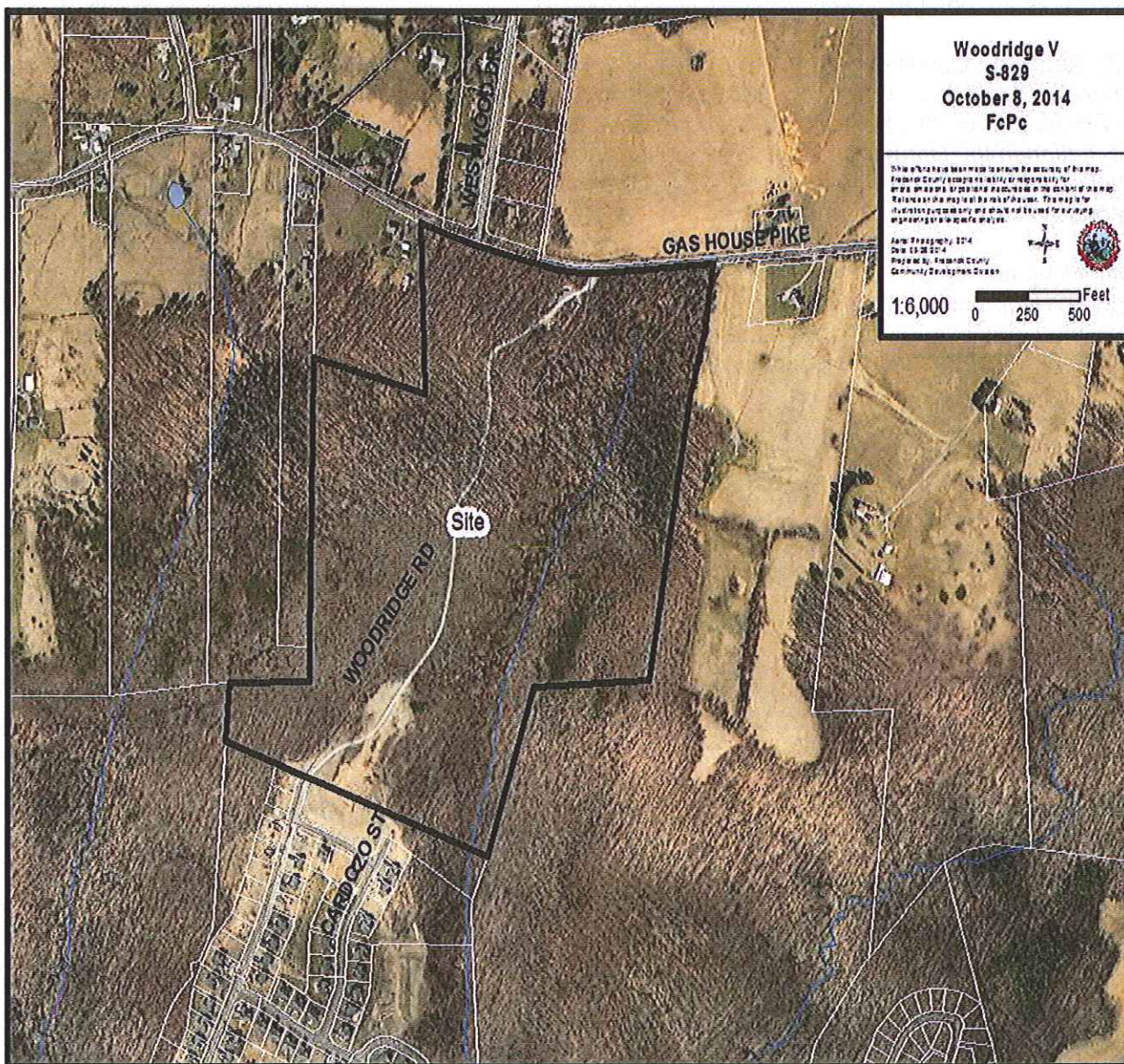
Woodridge V is the completion of the larger Woodridge Village, comprised of 312 approved single-family lots recorded from 1972 through 2012. Approximately 75% of the recorded lots in the Woodridge Village are developed. Woodridge V is the northern limit of the existing Woodridge Village, which is situated on the western edge of the current developed portion of the Linganore PUD at Eaglehead Drive and Woodridge Road. The extension of Woodridge Road to Gas House Pike, within Woodridge V, will provide the 2nd entrance into the Linganore PUD.

The Site is fully wooded and contains a first-order stream that eventually flows into Lake Marion, then into Linganore Creek, downstream of Lake Linganore. Steep and moderate slopes are also present. No FEMA 100-year floodplain, flooding soils or wet soils are present on this Site; however, Blocktown (BhE) soils are present on the Site. The Blocktown soils are characterized by the US Department of Agriculture's Natural Resource Conservation Service (NRCS) in the 2005 *Frederick County Soil Survey* as being "very limited" for land development due to slope and depth to hard bedrock.

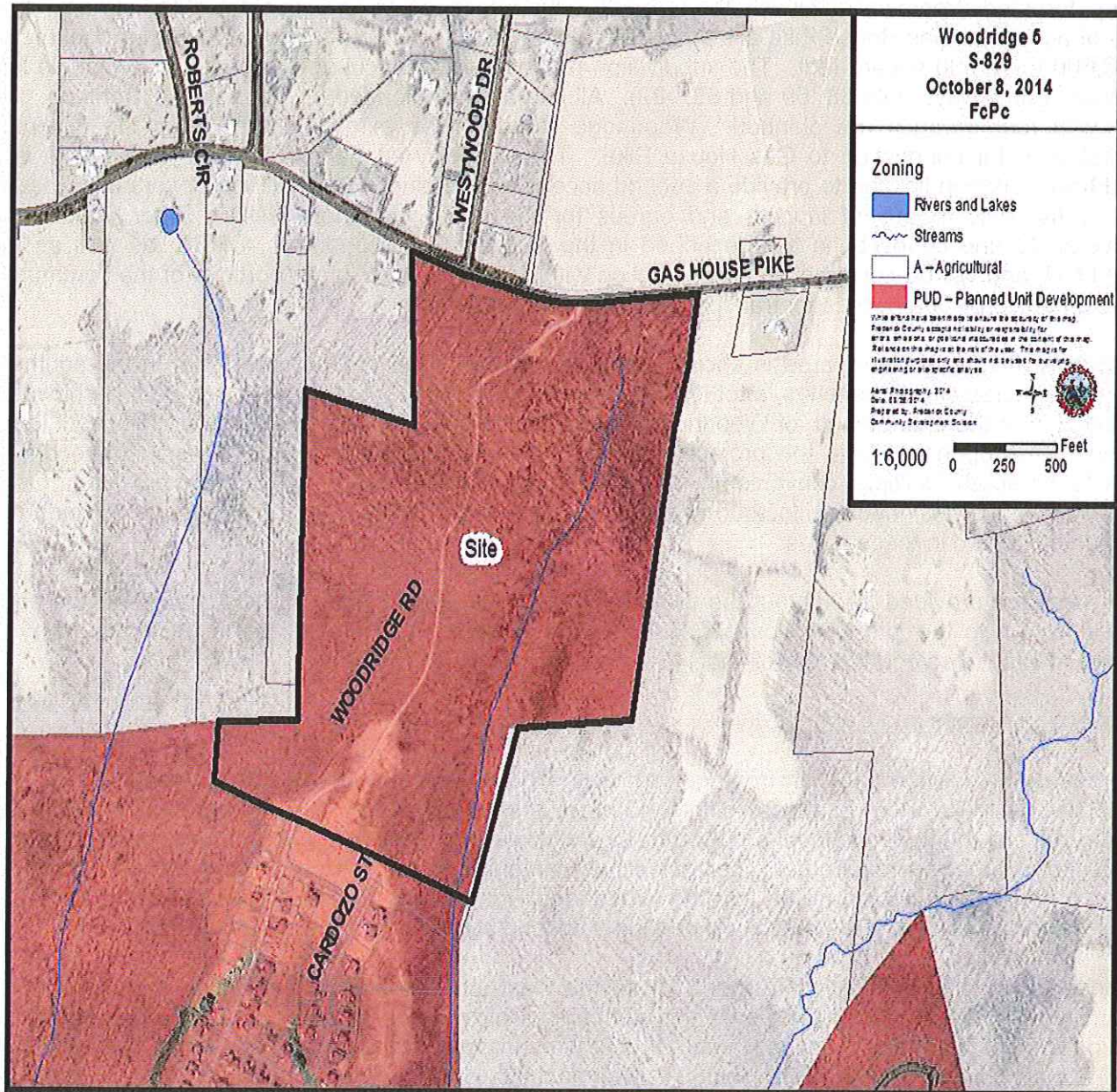
The Blocktown soils have a shallow (10-20 inches) depth to hard bedrock which, according to the 2005 *Frederick County Soil Survey*, is "bedrock that cannot be excavated except by blasting or use of special equipment not commonly used in construction." The BhE soils are located primarily within the stream valley and proposed FRO easement, but do encompass approximately 13 lots, plus a water line.

The property has 1,430 feet of frontage on Gas House Pike, is located at the northern boundary of the Linganore Community Growth Area, and surrounded by forestland and agricultural land uses on the north, east, and west.

Graphic 1



Graphic 2



ANALYSIS

Summary of Development Standards Findings and Conclusions

General Site Development, Layout and Design

A steep, forested stream valley bisects the property, with proposed lots on both sides of the stream. Two points of access to Gas House Pike are proposed to serve the 150 single-family lots which range in size from 6,600 to 18,000 square feet. The subdivision proposes four (4) cul-de-sacs and 4 panhandle lots with shared driveways (lots 58, 59 and 88, 89). All lots are front loaded with direct road frontage. No alleys with rear garages are planned. Woodridge Road will be extended north from the adjoining Woodridge IV for connection to Gas House Pike. This roadway connection to Gas House Pike is a critical transportation linkage to provide a second access for the Liganore PUD, as Boyers Mill Road is currently the only means of ingress and egress for the entire Liganore PUD. Other future road improvements and connections are described in the Phase I PUD conditions, DRRA, as well as the APFO LOU, and will be constructed in conjunction with development of other portions of the community to create additional and necessary transportation network redundancies.

A 1.48-acre, flat recreational area is shown along Woodridge Road at Cardoza Street in the southern portion of the project with benches, a tot-lot, plus 3 specimen trees. A 4-ft. stone/mulch path is shown on the east side of the entire length of Woodridge Road in this section. A natural surface trail network loops throughout the open space in the project and will connect to the existing trail network in Woodridge further to the south. Multiple, conveniently placed access points to this trail network are provided. Open Space parcels are designed and located generally to the rear of the lots, with the stream valley and FRO easements situated in these areas.

Street trees are provided throughout the project. Heavier vegetative buffering is proposed in the open space adjacent to the lots with close proximity to Gas House Pike, as well as in the right-of-way of Blandwood Way to screen the rear of lots 143—148.

Transportation Access and Connectivity

The property has 1,430 feet of frontage on Gas House Pike, a Minor Arterial roadway on the Comprehensive Plan. Two (2) access points, 450 feet apart, along Gas House Pike are provided for the proposed development. A continuous right turn lane between the 2 access points is required to mitigate the intersection spacing requirement, per guidelines contained in the County Design Manual. The Plan includes a northern extension of the existing Woodridge Road which will link Eaglehead Drive with Gas House Pike, and, as previously noted, will provide a second access into the Liganore PUD.

A proposed extension of existing Burger Way to the west into the adjacent property is shown on the southern portion of the project; however this conceptual alignment traverses a recorded Open Space parcel in Woodridge IV (Open Space Parcel "9", 2.9 acres, recorded November 21, 2012 at Liber 91, Folio 189). If this alignment remains, the Woodridge IV project would require compliance review for a reduction in the amount of approved open space. It should be noted that the properties to be served by the proposed Burger Way extension are zoned Agricultural with a Ag/Rural Comprehensive Plan land use designation and are not within the Liganore Community Growth Area (CGA) or the water and sewer service area. In addition, no expansion of the Liganore CGA to the east or west of the subject property is contemplated at this time due to the projected development yield of 3,000+ residential lots within the Liganore CGA.

Density

Development density within the PUD zoning district is set at Phase I rezoning and is a function of the Comprehensive Plan land use designation, site characteristics and meeting the required parking, landscaping, other design requirements, and bulk standards. The lot yield for Woodridge V was established at 150 residential units through the PUD Phase I approval (Ordinance No. 13-14-642) from 2013. The density proposed for just the Woodridge V Preliminary Plan and Moderately Priced Dwelling Unit (MPDU) requirements are as follows:

Gross Woodridge V Proposed Density: 150 Dwelling Units (DU)/81 acres = 1.9 DU/acre
Required MPDUs (12.5% of total DUs): 19 Dwelling Units

The Applicant proposes to satisfy the Moderately Priced Dwelling Unit (MPDU) Ordinance through payment-in-lieu of constructing the units, per the option contained in Section 1-6A-5.1 of the County Code.

Detailed Analysis of Findings and Conclusions

ANALYSIS OF SUBDIVISION PLAN REVIEW

Preliminary Subdivision Plan approval is granted based upon the requirements found in Chapter 1-16 of the Frederick County Code.

□ *Public Facilities - Road Adequacy/Water and Sewer Facilities §1-16-12*

The project has access to Gas House Pike, a public roadway with a minor arterial status on the County Comprehensive Plan. The project proposes private streets, with a 50-ft. and 60-ft. (Woodridge Road) right-of-way and pavement widths of 20 and 22 feet, respectively. The Site is within the Spring Ridge Fire Station service area boundary. Emergency response would utilize Gas House Pike to access the subject property.

The project is to be served by public water and sewer service and carries a current Water and Sewerage Plan classification of W-4, S-4. The Site will be served by the New Design Water System and the Ballenger-McKinney Waste Water Treatment Plant for sewage treatment. Sufficient capacity exists in both systems to serve the project, but specific water and sewer infrastructure improvements are required for the project as memorialized in the APFO LOU. A water and sewer reclassification of the subject property must be obtained from Frederick County and the Maryland Department of the Environment in order to connect to the public systems.

□ *Street, Common Driveway and Sidewalk Construction §1-16-109 (A) (B) & (C)*

The project shall provide for the complete construction of street improvements, including drainage facilities as provided in §1-16-234 through §1-16-241 of the Subdivision Regulations and in accordance with the Frederick County Design Manual.

The Plan proposes open section, private roadways, with 20 and 22 foot pavement widths and a grass shoulder of 10 or 11 feet, plus drainage swales, all within a 50-ft. or 60-ft. (Woodridge Road) right-of-way. Section 1-16-109(A)(2) of the Subdivision Regulations states that open-section construction may be utilized when the lot frontage is at least 80 feet and the minimum lot size is at least 15,000 square feet. As previously mentioned, the average lot frontage is 65 feet and the lot sizes range from 6,600 square feet to 18,000 square feet. The subdivision regulations in 1-16-142

allow the Planning Commission to grant modifications from this chapter for PUD developments under certain circumstances. Section 1-16-142 provides that the regulations may be modified where the objectives are substantially achieved. The proposed Woodridge V development will be located and tie directly to the existing Woodridge IV development to the south. The proposed open section roadways are intended to reflect the existing development in the Lake Linganore PUD and specifically Woodridge IV. Staff worked with the Applicant to tie the two developments together through the open space and trail network as well as the proposed road network. Staff has no objections to the modification to §1-16-109(A)(2) as requested by the Applicant.

The Plan proposes a 4-ft. stone or mulch path parallel to the entire length of Woodridge Road (east side), from Gas House Pike to the end of the project Site. A natural surface trail system is also provided through the open space, with multiple access points to the street network to facilitate overall pedestrian movement and mobility in the community. Staff recommends approval of the Applicant's modification request to substitute this trail network for the complete construction of sidewalks in the community as required in §1-16-109(B).

Therefore, the Applicant is requesting a modification to §1-16-109(A)(2) [open section roadways] and §1-16-109(B) [complete construction of sidewalks] pursuant to §1-16-142 of the Subdivision Regulations

The developer of subdivisions utilizing (private) common driveways (as in double panhandle lots) shall provide for the complete construction of the common driveway in accordance with the plat...

In addition, three common driveways are proposed as part of the Preliminary Plan. Panhandle lots 58 & 59, 88 & 89 will be served by a common driveway. The Applicant has provided details showing that each of these lots will be served by panhandles with a 10' width and a common driveway with a minimum 12' travelway width serving all of the panhandle lots. The common driveway details provided for lots 57, 58, 59, 60, 88 & 89 as well as Taper lots 111 & 112 also provide a minimum 12' travelway width meeting the minimum requirements of section 1-16-109 of the subdivision regulations.

□ **Parks §1-16-111**

Gross acreage for parks and open space requirements were reviewed and approved with the Phase I Concept Plan at rezoning (R-12-01, Ordinance 13-14-642). Condition No. 5 in Ordinance 13-14-642 states, "Concurrent with Phase II Preliminary Plan or Site Plan submission for each development area, provide details—location, size, type, construction timeline—of the active recreational facilities to be provided." The Applicant is providing a 1.48-acre, flat, dry site in the project for active recreation with amenities, which complies with 1-16-111(B)(2). A trail system is shown on the plan, with connection to the existing trails to the south in the other sections of the Woodridge Village. Therefore this requirement will be met as the project moves forward to completion.

□ **Land Requirements §1-16-217(A) & (B)**

The land use pattern of the comprehensive development plan and the district regulations of the zoning ordinance shall form the basic theme of the design pattern of the proposed subdivision.

The Comprehensive Plan dictates the general pattern of land uses and the Site reflects a County Comprehensive Plan land use designation of Low Density Residential, which is an area targeted for residential uses. The specific zoning district regulations permit single-family residential development within a PUD. The project is designed with efficient access, and internal vehicular and pedestrian circulation within an area indicated for growth and development on the

Comprehensive Plan.

The subdivision design shall take advantage of the uniqueness of the site reflected by the topography, soils, the wooded areas, water bodies and the relationship to adjoining subdivisions and land uses, both proposed and existing.

The forested stream valley and its adjacent slopes are prominent features of the development site and the subdivision is designed around these features. The subdivision design is well integrated with the adjacent subdivision through a simple extension of existing Woodridge Road northward to serve the proposed lots.

□ **Block Shape §1-16-218**

The maximum block dimension shall be 1,800 feet.

No block dimension is greater than 900 linear feet. The subdivision design includes multiple lot sizes, block lengths, and substantial open space, dictated primarily by the topography and forested stream valley. Pedestrian movement is maximized through an extensive path and trail network in the project.

□ **Lot Size and Shape §1-16-219(A) & (C)**

The size, width, depth, shape, orientation and yards of lots shall not be less than specified in the zoning ordinance for the district within which the lots are located and shall be appropriate for the type of development, the use contemplated and future utilities.

Within the PUD District, dimensional requirements are approved by the Planning Commission at Phase II and governed by §1-19-10.500.6(H)(2). Setbacks and building heights must also be consistent with the *General Development Standards* described in §1-19-10.500.9. As proposed, the average lot widths are 65 feet and the proposed maximum building height is 40'. The Applicant has proposed the following setbacks for Woodridge V:

Front Yard: 20 feet
Side Yard: 5 feet
Rear Yard: 20 feet

Lot 75 contains a 10-ft. side yard setback in order to provide wider protection for the critical root zone of specimen tree no. 10, a 32-inch DBH Red Oak (*Quercus rubra*).

These setbacks are consistent with the PUD *General Development Standards*, the *Design Requirements* and soundly consider surrounding development patterns and designs of other PUD subdivisions. Staff recommends approval of the proposed setbacks.

Panhandle lots may be approved by modification of the Planning Commission in major subdivisions only when it is determined by the Commission that "excellence of design" will be achieved or that such lots are inaccessible to the road due to odd shape and/or topographical constraints.

The Applicant proposes a total of 4 panhandle lots (58 & 59, 88 & 89) within the Woodridge V Preliminary Plan. Two of the lots are located off Blandwood Way and two of the lots are located on Cardoza Court. The Applicant has submitted a justification statement in their modification request.

□ **Right of Way and Paved Surface Widths §1-16-235**

Whenever a proposed subdivision includes or abuts streets designated on the Highway Plan section of the Comprehensive Plan, the Planning Commission shall require, by dedication to public use, adequate right-of-way for the coordination of roads within the subdivision with other existing, planned or platted roads.

The proposed Preliminary Plan includes the extension of Woodridge Road as provided for in the Comprehensive Plan. The Comprehensive Plan reflects the planned extension of Woodridge Road as a collector roadway from its current northern terminus, to the north, and connecting with Gas House Pike. The proposed streets in Woodridge V are indicated as private roads with an open-section design, but the right-of-way and pavement width meet the standards of §1-16-235. All roads include a 50-ft right-of-way, except for Woodridge Road, which proposes a 60-ft. right-of-way to accommodate two (2), 11-foot travel lanes, stormwater management, and the 4-ft. stone/mulch path. The proposed 60' right-of-way meets the requirement of a collector roadway within the County.

□ **Other Street Requirements §1-16-236(K)**

Subdivisions on cul-de-sac or dead end streets shall be permitted only if approved by the Planning Commission. In the PUD zone, the length of cul-de-sacs and dead end streets may vary based on the density in the development section or land bay, property shape and size, topography, environmental constraints, lot sizes, unit types, and proposed land use. The density and length of cul-de-sac or dead end streets shall be reviewed by the Planning Commission and approved on a case by case basis. The Planning Commission shall consider the goals and principles of §1-16-234 when considering the length and density of streets.

§ 1-16-234: *In designing highways, streets, roads, or common driveways, the subdivider shall be guided by the following principles.*

- (A) Design to consider the context of the proposed land use, including the existing and proposed land development patterns on adjacent parcels.*
- (B) Design for opportunities to create interconnections between adjoining parcels.*
- (C) Provide for adequate vehicular and pedestrian access to all parcels.*
- (D) Design local residential street systems to minimize through traffic movement and to discourage excessive speed.*
- (E) Provide reasonable direct access from local street systems to the primary transportation system.*
- (F) Local transportation systems and land development patterns shall not conflict with the efficiency of bordering arterial routes.*
- (G) Provide for safety, efficiency, and convenience of all users of the transportation system.*
- (H) Pedestrian-vehicular conflict points shall be minimized.*
- (I) Design to preserve, enhance, or incorporate natural, community, and historic resources.*
- (J) Be suitably located and designed/improved to accommodate prospective traffic, emergency service vehicles, and road maintenance equipment.*
- (K) Sidewalk, street design, right-of-way and paving shall be in accordance with these regulations and the County Design Manual.*

The Plan proposes two access points to the Site from Gas House Pike. Woodridge Road will be extended northward from the adjacent Woodridge IV Village to Gas House Pike to interconnect and link the entire Woodridge Village. Woodridge Road's connection to Gas House Pike "will begin prior to recordation of the first lot in Woodridge and shall be completed prior to the issuance of the first building permit in Woodridge" as included as condition no. 7 in PUD rezoning ordinance 13-14-642 and required per the signed and approved 2013 APFO LOU for entire Lake Linganore PUD.

Three (3) traditional bulb cul-de-sacs are proposed on the Preliminary Plan as well as a cul-de-sac ending in a "T" turn-around (Cardoza Court). Given that the design proposes all single-family lots and the significant environmental elements on site limit a more traditional street grid system, staff has no objection to the cul-de-sacs proposed.

Other Applicable Regulations

Moderately Priced Dwelling Units – Chapter 1-6A:

The Applicant is subject the MPDU ordinance with required MPDUs of 19 Dwelling Units. The Applicant intends to meet this requirement by paying a payment-in-lieu of construction as allowed by §1-6A-5.1 of the County Code.

Stormwater Management – Chapter 1-15.2:

A stormwater management concept plan was approved for the Project. A combined Stormwater Development/Improvement Plan must be approved prior to final Preliminary Plan approval.

APFO – Chapter 1-20:

The project is exempt from further APFO testing due to the prior approval and execution of a DRRA and APFO LOU on July 11, 2013 for the Linganore PUD, which addressed the applicable school, road, and water/sewer improvements for the Linganore PUD.

Forest Resource Ordinance – Chapter 1-21:

The Applicant has submitted a Preliminary Forest Conservation Plan for review. The Site contains 68.50 acres of forest. Forest mitigation requirements are being met by preserving 25.50 acres of forest. The Site also contains 13 specimen trees (trees that are 30" or greater in diameter). Per §1-21-40 of the FRO, nonhazardous specimen trees must be retained unless reasonable efforts have been made to protect them, the plan cannot reasonably be altered, and the FcPc finds that that the requirements for granting a modification have been met. All of the specimen trees will be saved and protected during development. The Preliminary Forest Conservation Plan must receive approval prior to final preliminary subdivision plan approval. A Final Forest Conservation Plan must receive approval and mitigation must be provided prior lot recordation, grading permit application, or building permit application, whichever is applied for first.

Summary of Agency Comments

<i>Other Agency or Ordinance Requirements</i>	<i>Comment</i>
<i>Development Review Engineering (DRE):</i>	Stormwater Management Concept Plan approved
<i>Development Review Planning:</i>	Hold pending resolution of Preliminary Plan
<i>State Highway Administration (SHA):</i>	Waived
<i>Div. of Utilities and Solid Waste Mngt. (DUSWM):</i>	Conditionally approved with outstanding items addressed prior to final Preliminary Plan or IP approval

Other Agency or Ordinance Requirements	Comment
Health Dept.	Approved
Office of Life Safety	Approved
DPDR Traffic Engineering	Conditionally approved
Historic Preservation	Approved
Forest Resource (FRO)	Hold pending final approval of Preliminary Forest Conservation Plan

RECOMMENDATION

Staff has no objection to conditional approval of the Woodridge V Preliminary Subdivision Plan, if the Planning Commission approves the proposed panhandle lots in accordance with §1-16-219, the cul-de-sacs in accordance with §1-16-236(K), and the modification to the street [§1-16-109(A)(2)] and sidewalk requirements [1-16-109(B)], subject to the conditions listed below.

If the Planning Commission conditionally approves the Preliminary Subdivision Plan, the Preliminary Plan is valid for five (5) years. The APFO for this project (and the Linganore PUD) was approved on July 11, 2013 and is valid for a period of 25 years (July 11, 2038).

Based upon the findings and conclusions as presented in the staff report the application will meet all applicable zoning, APFO, and FRO requirements once the following conditions are met and modifications approved:

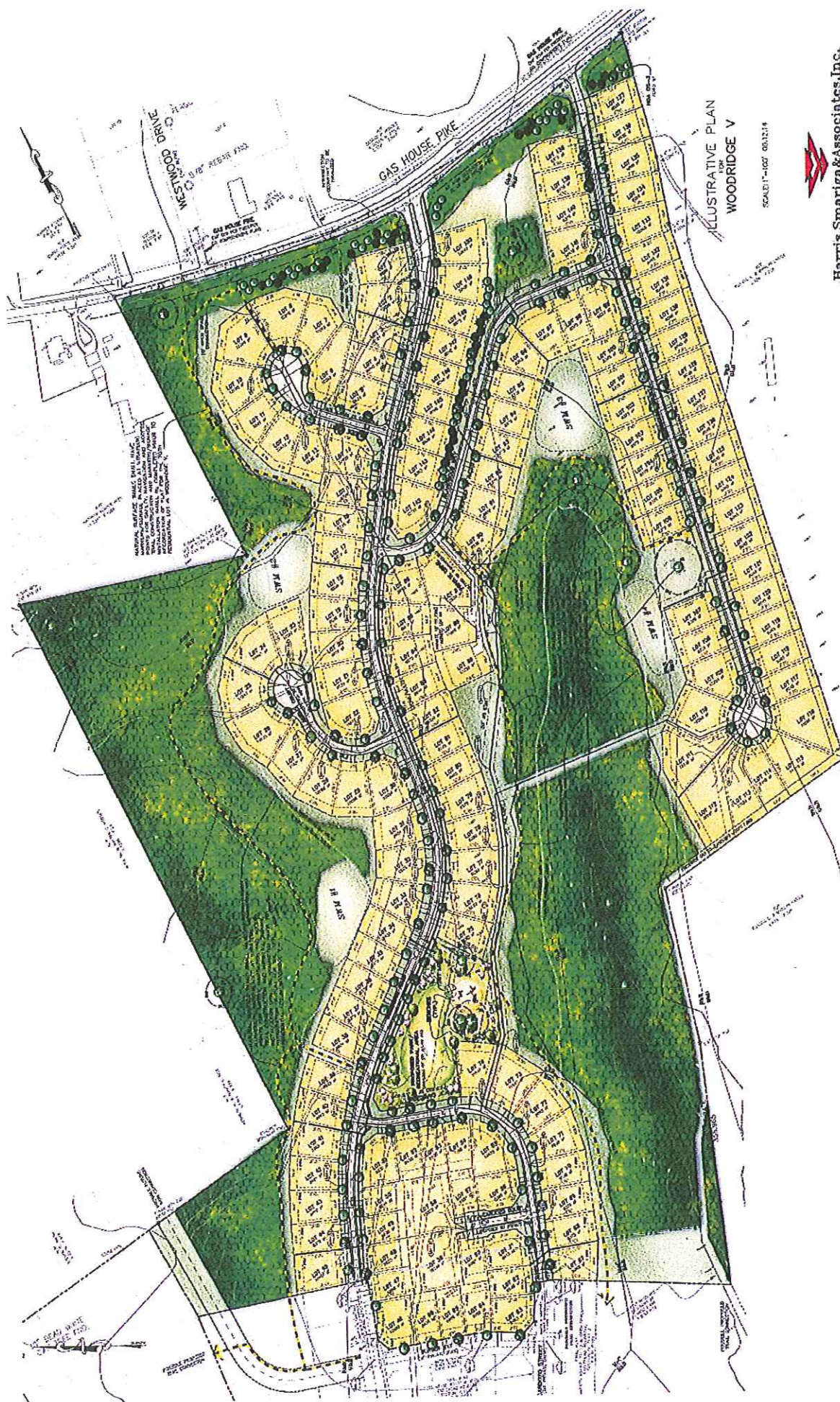
1. Address all agency comments as the plan proceeds through to completion.
2. Planning Commission approval of the dimensional requirements as proposed by the Applicant and as provided on the Woodridge V Preliminary Plan.
3. Planning Commission approval of the requested modification, pursuant to §1-16-142, to street requirements contained in §1-16-109(A)(2) in order to allow open section roadways for lots with less than 80 feet of frontage and the minimum lot size is less than 15,000 square feet.
4. Planning Commission approval of the requested modification, pursuant to §1-16-142, to §1-16-109(B) to allow the natural surface trails and the stone/mulch path along Woodridge Road to substitute for the complete construction of sidewalks.
5. Planning Commission approval of the proposed cul-de-sacs in accordance with 1-16-236(K).
6. The project is required to provide 19 MPDUs in accordance with the provisions of Chapter 1-6A of the Frederick County Code. This requirement shall be met either through payment in lieu or construction of the MPDUs as provided in the Frederick County Code.
7. An MPDU agreement shall be executed prior to final approval of the Preliminary Plan.
8. Approval of the modification to permit four panhandle lots (58, 59, 88 & 89) in accordance with Section 1-16-219(C).
9. The purchasers of the panhandle lots (58, 59, 88, & 89) are to be notified of the responsibilities of maintaining the panhandle area and common driveway.

10. A note shall be added to the final plat indicating that the houses to be located on panhandle lots will be constructed facing the common driveway so as to eliminate the fronts of houses facing into the backs of other houses.
11. All common driveways (lots 88 & 89, lots 111 & 112, and lots 57, 58, 59 & 60) shall provide a minimum of 12' travelway width and must be constructed prior to lot recordation.
12. Complete the requirements for Woodridge V under the approved APFO LOU, dated July 11, 2013 between Oakdale Investments, LLC and Frederick County, Maryland.
13. Construction of the Woodridge Road connection to Gas House Pike shall begin prior to recordation of the first lot in Woodridge V and shall be completed prior to the issuance of the first building permit in Woodridge V.
14. The Preliminary FRO Plan must be approved prior to final approval of the Preliminary Subdivision Plan. A final FRO Plan must be submitted and receive approval, and FRO mitigation must be provided prior to lot recordation, grading permit or building permit, whichever is applied for first.
15. Prior to final approval of the Woodridge V Preliminary Subdivision Plan, an Outlot plat must be recorded to provide for a future elementary school site located within the area of the Hamptons West subdivision in compliance with Ordinance No. 13-14-642 condition 2. Conveyance of the Outlot from Oakdale Investments, LLC to the Frederick County Board of Education (BOE) shall be made at the request of the BOE, but no earlier than December 31, 2015, and no later than December 31, 2020 and as more fully described in the signed Memorandum of Understanding (MOU) between Oakdale Investments, LLC and the Frederick County Board of Education, dated August 27, 2014.
16. Prior to final approval of the Woodridge V Preliminary Subdivision Plan, an Outlot plat must be recorded to provide for a future fire and rescue station site within the area of the Hamptons West subdivision in compliance with Ordinance No. 13-14-642 condition 11. An MOU between the Applicant and the Frederick County Division of Fire and Rescue detailing the fire and rescue site timing and conditions of conveyance, site preparation and grading, as well as any necessary developer obligations/cooperation regarding access to the Site shall be prepared, approved, and recorded prior to final approval of the Woodridge V Preliminary Plan. Conveyance of the fire and rescue site Outlot from Oakdale Investments, LLC to Frederick County shall be made prior to final approval of the Woodridge V Preliminary Subdivision Plan, per condition No. 11 contained in Rezoning Ordinance 13-14-642.

PLANNING COMMISSION ACTION

MOTION TO APPROVE

I move that the Planning Commission **APPROVE** the Woodridge V Preliminary Subdivision Plan for 150 residential lots on a 81 acre site, (Subdivision S-829) **with modifications and conditions** as listed in the staff report , based on the findings and conclusions of the staff report and the testimony, exhibits, and documentary evidence produced at the public meeting.



NATURAL SURFACE TILES, HAVE
WATERPROOFING PLACED AT 4 INCHES
POINTS FOR SALLY, NAVIGATION AND ADDED
TIAL CONSTRUCTION AND MARKET/UNIQUE
INSTALLATION SHALL BE COMPLETED WITHIN 10
ACCORDANCE OF PLAN FOR THE 20TH
CONCRETE LOT IN WOODWARD, N.



Harris, Smariga & Associates, Inc.

Planners/Engineers/Surveyors
125 S. Carroll Street, Suite 100/Frederick, MD 21701
301-662-4488/FAX 301-662-4906

September 24, 2014

Mr. Tim Goodfellow
Frederick County Community Development Division
Comprehensive Planning
30 N. Market Street
Frederick, MD 21701

Re: Woodridge V – AP#14112
Preliminary Plan Modifications

Dear Tim,

Several Subdivision Regulation modifications are requested as part of the Planning Commission's approval of the Woodridge V Preliminary Plan. This letter will outline the modifications necessary and the basis for the requests.

Per section 1-16-219(C)(2) of the Subdivision Regulations, Planning Commission modification approval of four panhandle lots is requested. The panhandles are lots 88 & 89 located off Blandwood Way, and lots 58 & 59 located on Cardozo Court. Several unique spatial relationships within the property justify the approval of these panhandles.

Lots 88 & 89 will be accessed by a named 12' wide common drive. The sites natural hill and valley topography permit the placement of these lots that will face onto a steeply sloped, heavily forested valley while still backing up to the rears of the lots on Woodridge Road. As designed these lots are in keeping with the natural environment and serene setting of many of the lots in the Lake Linganore PUD. The need to provide a lot design that can sewer by gravity back to the existing developed Woodridge 4 section results in the placement of a sanitary sewer line across the front of these two lots. The resulting ground permits a lot design that is sited on the higher ground and falls within the natural drainage basin. Rather than fighting the natural setting and greatly impacting this stream valley with the construction of a cul-de-sac, the use of the common driveway and panhandles results in significantly less environmental damage. Even if sufficient space were to exist the additional impervious blacktop and future maintenance necessary for either a new or extended cul-de-sac is not justifiable based on environmental impacts or from the Lake Linganore Associations fiscal responsibility.

Lots 58 & 59 are just barely panhandles given they have only a 25' "handle". In lieu of extending Cardozo Court another 25' which would have necessitated a traditional cul-de-sac or fire truck turn around short panhandles were utilized. Although technically a panhandle on paper, given their short length it will not be apparent that a panhandle exists once constructed. Again the impact of a large cul-de-sac bulb or fire truck turnaround in this confined space defined by Cardozo Street, Woodridge Road and Burger Way is not justified given the loss of ground to roadway and its associated additional impervious and future maintenance.

As shown on enlarged lot details on plan sheet two careful placements of the proposed houses, building restriction lines and the use of common driveways are proposed to preclude the possibility of front to back stacking of the proposed homes. As shown house placement on Cardozo Court allows lots 58 & 59 to face the court. Lastly, it is our understanding based



upon feedback we have gotten from many builders, customers like panhandle lots when available. Planning Commission approval of the panhandles is requested.

As is typical within the Lake Linganore PUD and the adjacent section to which this subdivision connects, open section roads are proposed in the Woodridge Section V plan. Furthermore, the Lake Linganore Association Road Standards notes that the preferred standard roadway cross section shall be an open section design with turf shoulders. In addition these are private roads maintained by the Lake Linganore Association. Section 1-16-109(2) of the Subdivision Regulations allows the use of open section roads when lots frontages are at least 80' and the minimum lot size is at least 15,000sf. An average lot width of approximately 67' and 9,800sf is proposed. Given that open section roadways are a standard established in the balance of the Linganore PUD and the recent 2007 environmental site design to the maximum extent practicable storm water design standards that encourage open section road design in conjunction with adjacent grass shoulders that provide storm water management, Planning Commission approval of the open section roadways is requested.

Lastly, section 1-16-109(3)(b) notes that sidewalks shall ordinarily be provided on both sides of the streets for closed section roads. As is typical in the Lake Linganore community pedestrian access is provided by an extensive trail system and there are very few sections that have traditional sidewalks parallel to the roads. As shown on the preliminary plan a trail system is proposed that links the proposed lots to the existing trail system within Lake Linganore. Recognizing that there will likely be pedestrian travel along Woodridge Road a 4' stone / mulch path has been provided on the east side of this road. This will provide access from the cul-de-sacs to the existing section of Woodridge IV, to the centrally located proposed park / recreational area at the Woodridge / Cardozo intersection and will connect to the trail system and out to Gas House Pike. To avoid the need for path reconstruction as a result of home building activity, this path will be constructed once home construction along Woodridge Road is completed. Planning Commission approval of the proposed trail system as shown on the preliminary plan is requested.

Sincerely,

Samuel F. Zeller
Project Manager

Cc: Jason Wiley